



PLANNING AND ZONING COMMISSION COMMUNICATION

May 6, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-06-SUP, and Consider Recommendation for an Ordinance.

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-06-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit For Automotive Repair and Tire Shop in Texas Highway 10 Multi-Use District (TX-10) zoning located on Oakwood Terrance Addition, Block 1, Lots A41R and A42R, 407 W. Euless Boulevard and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Mr. Alaa Altufaila, representing State Inspection and Tire Shop.

Location / Zoning: 407 W. Euless Boulevard. The property is zoned Texas Highway 10 Multi Use District (TX-10).

Project Description: The Planning and Zoning Commission held a public hearing on December 18, 2012 and the City Council approved a Specific Use Permit for Automotive Repair and Tire Shop at this location on January 22, 2013. The initial Specific Use Permit was for a period of one year to be renewed the following year. Mr. Altufaila has brought forward the SUP for renewal. Since last year, the property owner has increased some landscaping, repaved over the failing asphalt in the parking lot, addressed leaking auto liquids on the property and the business owner has removed the lifts from the front of the property. The business owner has worked with the City's Code Compliance Division to

address any concerns the City and surrounding business owners have put forward in the maintenance of his business. Because there have been code issues with the operation during the first year of operation, staff is recommending that the SUP be valid again for one (1) year.

The business owner intends to continue the following services: tire service, exhaust system service, light auto repair and maintenance, and state inspections. The building contains three (3) service bays with overhead doors. All work is required to be completed interior to the building and no vehicles will be stored exterior to the building overnight. Business hours remain from 8 am to 6 pm Monday through Friday and shop employs three to four people.

All tires would be stored interior to the building and any take-offs would be removed from the site on a weekly basis.

Auto Repair and Tire Service uses require a Specific Use Permit within the TX-10 zoning district. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the business owner, Mr. Alaa Altufaila; and,
- b. The Specific Use Permit is tied to the business name State Inspection and Tires Shop; and,
- c. The specific automotive services that are permitted to be performed include: tire service, exhaust system service, light auto repair and maintenance, and state inspections (no other general or heavy auto repair services are permitted); and,
- d. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored under cover so as to not allow the collection of rainwater in the tires; and,
- e. All repair of vehicles, including but not limited to: tire repair, mechanical repair and maintenance operations will be conducted within the building; and,
- f. Outdoor storage of vehicles or merchandise is not permitted within view of the public right-of-way; and,
- g. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- h. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. 2031
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner